



**City of Santa Barbara**  
Airport Department

**DATE:** December 15, 2010  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Wendy Breakstone Ladd, dba The Fabric Quarter

---

**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute the following month-to-month Lease Agreement with Wendy Breakstone Ladd, a Sole Proprietor, dba The Fabric Quarter, for 408 square feet of office and storage space in Building 258, Units D & H, at 629 Norman Firestone Road, at the Santa Barbara Airport, effective January 1, 2011, for a monthly rental of \$506, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

The Fabric Quarter is converting it's quilting fabric business from a retail store to an on-line sales operation. Ms. Ladd wishes to lease Premises for the processing of online orders and storage of catalogs and fabric. One Saturday every one to two months the Fabric Quarter will hold an invitation only sale of bolt ends. There will be no retail sales to the general public conducted on the Premises. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.24 per square foot for Industrial space and is comparable to other buildings on the Airport for similar use and in similar condition. The current Industrial rate ranges from \$.95 to \$1.50. The industrial category includes R&D, workshop, and assembly space, but may also reflect a combination of uses including office and storage space that is unique to a particular tenant.

In addition, The Fabric Quarter will also pay monthly utility charges of \$18 for electricity, \$10 for gas, \$17 for water, \$9 for sewer service, and \$44 for janitorial services.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map